

**CITY COUNCIL OF THE CITY OF SAN DIEGO
SUPPLEMENTAL DOCKET NUMBER 1
FOR THE REGULAR MEETING OF
MONDAY, APRIL 16, 2001**

ADOPTION AGENDA, CONSENT ITEMS

RESOLUTIONS:

* ITEM-S400: Four actions related to the Final Map of Carmel Oaks Unit No. 1.

(Carmel Valley Community Area. District-1.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-2001-1333)

Authorizing the City Manager to execute a Subdivision Improvement Agreement with Len-Carmel Oaks, LLC, for the installation and completion of certain public improvements.

Subitem-B: (R-2001-1332)

Approving the final map.

Subitem-C: (R-2001-1334)

Authorizing the City Manager to execute a Landscape Maintenance Agreement with Len-Carmel Oaks, LLC, to assure maintenance of landscaping in the subdivision.

Subitem-D: (R-2001-1335)

Authorizing the City Manager to accept a grant deed of Len-Carmel Oaks, LLC, executed in favor of the City of San Diego, bearing date of March 1, 2001, granting to the City Lot "A" of Carmel Oaks Unit No. 1 for school or park purposes.

CITY MANAGER SUPPORTING INFORMATION:

This map proposes the subdivision of a 10.0001 acre site into 44 lots for residential development

plus Lot "A". It is located at the northerly terminus of East Ocean Air Drive, northeasterly of I-5 and Carmel Mountain Road in the Carmel Valley Community Plan area.

On September 5, 1996 the Planning Commission of the City of San Diego approved Planning Commission Resolution No. 2293-2-PC for Carmel Oaks Unit No. 1. The City Engineer has approved the final map and states that all conditions of the Tentative Map have been satisfied. The public improvements required for this subdivision are shown in detail on Drawing Number 30781-1-D through 30781-6-D, filed in the Office of the City Clerk under Micro Number 140.87. All improvements are to be completed within two years. The Engineer's estimate for the cost of public improvements is \$666,296 and a Performance Bond in that amount has been provided as surety. A cash bond in the amount of \$10,000, as determined by the surveyor's estimate, has been posted as surety for the setting of survey monuments. Subdivider, by letter, has given assurance to the City of San Diego that he subscribes to the Affirmative Marketing Program as shown in the "Memorandum of Understanding between the San Diego Building Industry Association and U.S. Department of Housing and Urban Development". In order to satisfy condition 18 of TM-2293-2-PC, subdivider is entering into a Landscape Maintenance Agreement, agreeing to maintain all landscaping and appurtenances thereto within the City right-of-way adjacent to this subdivision, until another mechanism is established and assumes maintenance responsibility Lot "A" is being deeded in fee to the City at no cost. The lot totals 1.010 acres in size. No park fee credit is being granted by this action. The lot is to be used for school or park purposes. This subdivision is located in the Carmel Valley Public Facilities Financing Plan area, which provides for the payment of a Facilities Benefits Assessment (FBA) which provides for the payment of fees for public facilities at the time of building permit issuance. This community may be subject to impact fees, as established by the City Council, at the time of building permit issuance. This project is estimated to generate 440 average daily trips (ADT). 100 of these trips are estimated to occur on Interstate 5 south of State Route 56, which has an estimated near-term volume of 254,177 ADT. Caltrans is planning to widen Interstate 5 to provide 10 additional lanes south of State Route 56. Carmel Valley south contribution is \$4.45 million of total project cost of \$160 million.

FISCAL IMPACT: None.

Loveland/Haase/GB

ADOPTION AGENDA, DISCUSSION, COMMITTEE ITEMS

COMMITTEE ON RULES, FINANCE AND INTERGOVERNMENTAL RELATIONS, RESOLUTIONS:

ITEM-S401: Identifying Ways to Mitigate the Impact of the Plans by the General Services Administration (GSA) to Acquire and Demolish Three Downtown Single Room Occupancy (SRO) Hotels that Provide Approximately 398 Units.

(See San Diego Housing Commission Reports dated 4/16/2001 and 4/4/2001; news articles; Rick Duvernay's memo dated 3/28/2001; League of Women

Voters' memo dated 4/4/2001.)

TODAY'S ACTION IS:

Adoption of the following resolution:

(R-2001-1371 Cor. Copy)

Opposing the demolition of the Hotel San Diego, the Capri Hotel and the State Hotel by the General Services Administration until the site is needed for construction;

Directing City staff to work on a proposed interim plan with the General Services Administration.

RULES, FINANCE AND INTERGOVERNMENTAL RELATIONS COMMITTEE'S RECOMMENDATION:

On April 4, 2001, RULES voted 5 to 0 to oppose the closing of the three SRO hotels until the site is needed for construction; and to ask the City Staff to work on a proposed interim plan; and to forward the matter to the full City Council. (Councilmembers Wear, Atkins, Stevens, Madaffer, and Mayor Murphy voted yea.)